



**Address:** [2825 E ROSEDALE ST](#)  
**City:** FORT WORTH  
**Georeference:** 2940-9-16-10  
**Subdivision:** BOAZ & DILLOW ADDITION  
**Neighborhood Code:** Day Care General

**Latitude:** 32.7309879598  
**Longitude:** -97.2842291156  
**TAD Map:** 2066-384  
**MAPSCO:** TAR-078K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BOAZ & DILLOW ADDITION  
Block 9 Lot 16 N115'16 BLK 9

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 1945

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$90,156

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80025536

**Site Name:** Kids Cave Child Care Learning Center

**Site Class:** DayCare - Day Care Center

**Parcels:** 2

**Primary Building Name:** DAY CARE / 00243418

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 1,422

**Net Leasable Area**<sup>+++</sup>: 1,422

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 5,750

**Land Acres**<sup>\*</sup>: 0.1320

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TOF CAPITAL MANAGEMENT

**Primary Owner Address:**

22694 CREIGHTON FARMS DR  
LEESBURG, VA 20175

**Deed Date:** 11/1/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219255394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LTR INVESTMENTS LLC	2/4/2019	<a href="#">D219023158</a>		
FIELDS FELICIA	8/28/2018	<a href="#">D218195701</a>		
TEENIE TINY TODDLERS LLC	3/18/2008	<a href="#">D208102269</a>	0000000	0000000
AUSTIN JAMES N JR	12/17/2004	<a href="#">D204395912</a>	0000000	0000000
SMITH JANIE M;SMITH MICHAEL E	10/23/2003	<a href="#">D203405888</a>	0000000	0000000
AUSTIN J N	10/23/1997	00129570000260	0012957	0000260
TARRANT MED & RESRCH FNDATION	12/16/1985	00083990000125	0008399	0000125
MCKINNEY MICHEAL;MCKINNEY ROBERT	6/14/1984	00083990000121	0008399	0000121
TEXAS STATE OF FOR BENEFIT OF	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$84,406	\$5,750	\$90,156	\$90,156
2024	\$100,876	\$5,750	\$106,626	\$106,626
2023	\$144,228	\$5,750	\$149,978	\$149,978
2022	\$144,228	\$5,750	\$149,978	\$149,978
2021	\$125,074	\$5,750	\$130,824	\$130,824
2020	\$125,074	\$5,750	\$130,824	\$130,824

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.